

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible. The meeting will also be held virtually in response to COVID-19. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted. (Your microphone may be muted automatically)

City of Evansville **Plan Commission**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, July 6, 2021, 6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the June 1, 2021 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
 - A. Annexation Discussion of Parcel 6-20-290A, 6909 N South Second Street
7. New Business
 - A. Public Hearing and Review of LD-2021-05, LD-2021-06, and LD-2021-07 to create Two Family Twin Lots on parcels 6-27-533.509, 6-27-533.508, and 6-27-533.518.
 - i. Staff and Applicant Comments
 - ii. Public Hearing
 - iii. Plan Commissioner Questions and Comments
 - iv. Motion to recommend to Common Council approval of certified survey maps to divide parcels 6-27-533.509, 6-27-533.508, and 6-27-533.518 each into Two-family twin lots, finding that the applications are in the public interest and meet the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:
 1. The Municipal Services Committee reviews the final CSM
 2. ADA Ramp is installed at northwest corner of Locust Ln and Stonewood Ct
 3. Retaining wall constructed to City Engineers satisfaction at 540 Stonewood
 4. Final CSM and joint cross access easement agreement is recorded with Rock County Register of Deeds.
 - B. Public Hearing and Review of CUP-2021-01 to operate a operate a food service establishment that serves prepared and made to order food items at 504 E Main, Parel 6-27-575
 - i. Staff and Applicant Comments

-Mayor Bill Hurtle, Plan Commission Chair

- ii. Public Hearing
- iii. Plan Commissioner Questions and Comments
- iv. Motion to approve the issuance of a Conditional Use Permit for Indoor Commercial Entertainment to operate a food service establishment that serves prepared and made to order food items at 504 E Main on Parcel 6-27-575, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:
 - 1. CUP is recorded with the Rock County Register of Deeds.
 - 2. Applicable Federal, State of WI certifications, approvals and licensing for all facilities are maintained
 - 3. Operating hours no earlier than 5am and no later than 9pm daily.
 - 4. No exterior storage is approved.
 - 5. 280 points of landscape elements, including at least two street trees, added before issuance of occupancy permit
 - 6. All exterior lighting is dark sky compliant
 - 7. Enclosure constructed to surround trash containers/dumpster

C. Public Hearing and Review of CUP-2021-02 to operate a canine wellness center at 65 Union Street, Parcel 6-27-589

- v. Staff and Applicant Comments
- vi. Public Hearing
- vii. Plan Commissioner Questions and Comments
- viii. Motion to approve the issuance of a Conditional Use Permit to operate a canine wellness center at 65 Union Street on Parcel 6-27-589, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:
 - 1. CUP is recorded with the Rock County Register of Deeds.
 - 2. Applicable Federal, State of WI certifications, approvals and licensing for all facilities are maintained
 - 3. Operating hours no earlier than 5am and no later than 9pm daily.
 - 4. No exterior storage is approved.
 - 5. Site work completed to City satisfaction as outlined in communications and Application SP-2018-02 no later than July 31st, 2021.
 - 6. Enclosure constructed to surround trash containers/dumpster

D. Motion to Approve and Recommend Ordinance 2021-06, Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan

- 8. Community Development Report
- 9. Next Virtual Meeting Dates: August 3, 2021 at 6:00pm
- 10. Motion to Adjourn